

T08N-R02W-13\_0000\_MCS

A part of the Northwest Quarter of Section 13, Township 8 North, Range 2 West,  
more particularly described as follows:

COMMENCEMENT of a railroad spike marking the Southwest corner of the Northwest quarter of Section 13, Township 8 North, Range 2 West thence along the South line of said Northwest quarter section NORTH 89 degrees 51 minutes 36 seconds WEST (bearing of bearing), 1540.14 feet thence NORTH 12 degrees 13 minutes 21 seconds EAST, 217.85 feet to the point of beginning thence NORTH 90 degrees 00 minutes 00 seconds EAST, 433.70 feet thence NORTH 02 degrees 01 minutes 32 seconds EAST, 50.06 feet thence NORTH 02 degrees 22 minutes 01 seconds EAST, 50.06 feet thence NORTH 02 degrees 01 minutes 32 seconds EAST, 832.37 feet thence NORTH 50 degrees 00 minutes 00 seconds EAST, 139.23 feet to a non-tangent curve to the right having a radius of 25.00 feet curve southerly, the chord bearing and distance being NORTH 12 degrees 31 minutes 26 seconds EAST, 33.42 feet thence easterly along said curve through a central angle of 83 degrees 53 minutes 21 seconds, a distance of 36.60 feet to a tangent curve to the left having a radius of 230.00 feet and a chord bearing and distance of SOUTH 71 degrees 39 minutes 16 seconds EAST, 49.06 feet thence southerly and easterly through a central angle of 14 degrees 14 minutes 53 seconds, a distance of 15.16 feet thence SOUTH 12 degrees 13 minutes 21 seconds WEST, 97.42 feet to the point of beginning, containing 3.29 acres, more or less.

This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 AC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this \_\_\_\_\_ day of \_\_\_\_\_, 2001

Philip O. Tapp  
Registered Land Surveyor No. LS00900014

**Exhibit 2: Site Plan  
#0106-SFP-11  
Cedar Chase - Final Plat  
Phase II, Section I**

174. Acts of 1947, as amended General Assembly for Harvey County Subdivision Control Ordinance. This is a County Plan Commission of a meeting held on

to the Warren County Film Commission that they  
are in accordance with this order and to  
let.

75

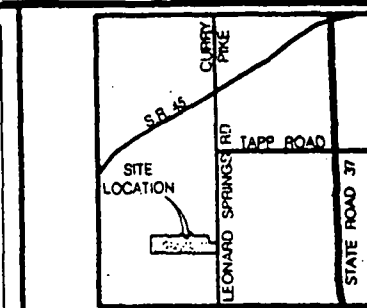
BY: Bledsoe Tapp & Riggert, Inc.

1000 West 10th Road, Bloomington, IN 47403 (812) 338-8277

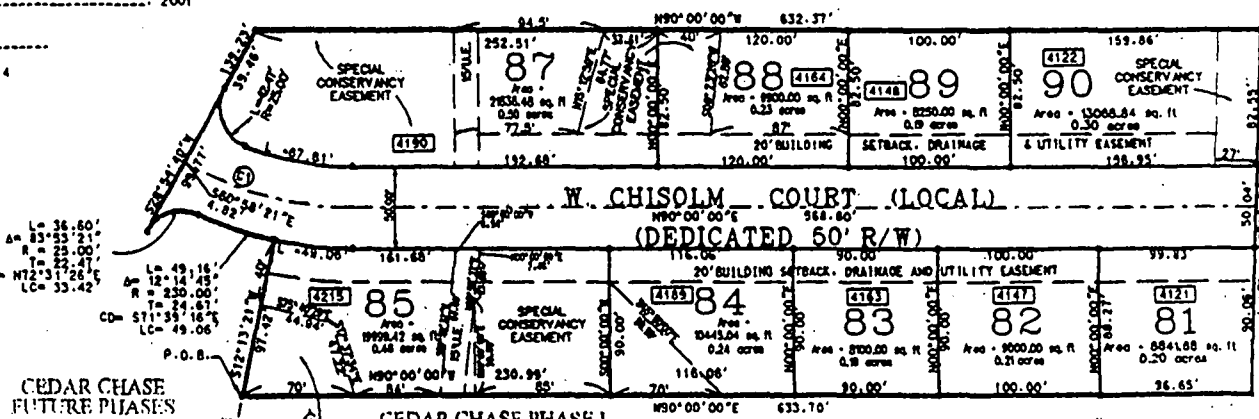
SCALE: 1"=80'

## CEDAR CHASE FUTURE PHASES

CURVE DATA TABLE						
CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	103.86	29° 01' 39"	203.00	53.07	N75° 29' 11" W	102.75



LOCATION MAP



CEDAR CHASE PHASE I  
SECTION II

R.R. SPIKE  
S.E. CORNER  
N.W. 1/4  
SECTION 13  
T8N. R2W

Cador Chase Development Co., L.L.C., owner of the real estate shown and described herein, does hereby certify, layout, and plot into nine (9) lots numbered 91-99 and 97-90. Rights-of-way not heretofore dedicated are hereby dedicated to Monroe County, Indiana.

In accordance with this plat and certificate, this plat shall be known as Cedar Chase Subdivision Phase II, Section I.

Cedar Grove Subdivision Phase II, Section 1 is to be subject to the provisions of the Declaration of the Covenants, Conditions, and Restrictions of Cedar Grove Phase II, Section I, as recorded in Plat Cabinet C, envelope 180, in the Office of the Recorder of Monroe County, Indiana.

There are Building Setbacks and Special Conservancy Easements on the Plat upon which no structures may be created or maintained.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

Stephen Rumpie  
Cedar Chase Development Co. L.L.C.

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss:

Affirmed and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_  
2001, Stephen Ruppel, personally appeared before me, to be the  
signer of the above instrument.

NOTARY PUBLIC

my commission expires:

**NOTES:**

1. WATER & SEWER WILL BE SUPPLIED BY CITY OF BOSTON
2. ELECTRICAL SERVICE WILL BE SUPPLIED BY FIRSTENERGY.
3. THERE ARE NINE (9) LOTS ON 3.21 ACRES.
4. PER COMMUNITY PANEL NUMBER 18005535, THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.
5. 1/2-INCH STEEL REBAR 24-INCHES DIA. WITH TIE BARS CAP SET AT ALL LOT CORNERS, COPS AND STREETS. (ELECTRIC TAPP PC00920004).
6. ZONING FOR THE SUBJECT PARCEL AND THE ADJOINING PARCELS IS PZO.
7. PLAT PREPARED MAY 29, 2001.

MONROE COUNTY PL

JUN 22 2006

सुखोत्पत्तिरिति

Van Buren Sec 13

993.8' N

(6)  
Jack Evans

100'

896.32' N

153'  
(5)  
Chas. F. Rice

100'

796.32' M

(4)  
James D. Rice

100'

Pt. SE $\frac{1}{4}$  Section 13, Township  
8 North, Range 2 West,  
Monroe County, Indiana

(3)  
Pannell

100'

596.32' N

URBAN DEVELOPMENT CORPORATION

(2)  
Hanna

100'

496.32' N

493.8' N

(1)  
Trustees of  
Holiness Church

493.8'

153'

REAL ESTATE TRANSFER

OCT 28 1977

John W. Davis  
Auditor Monroe County, Ind.

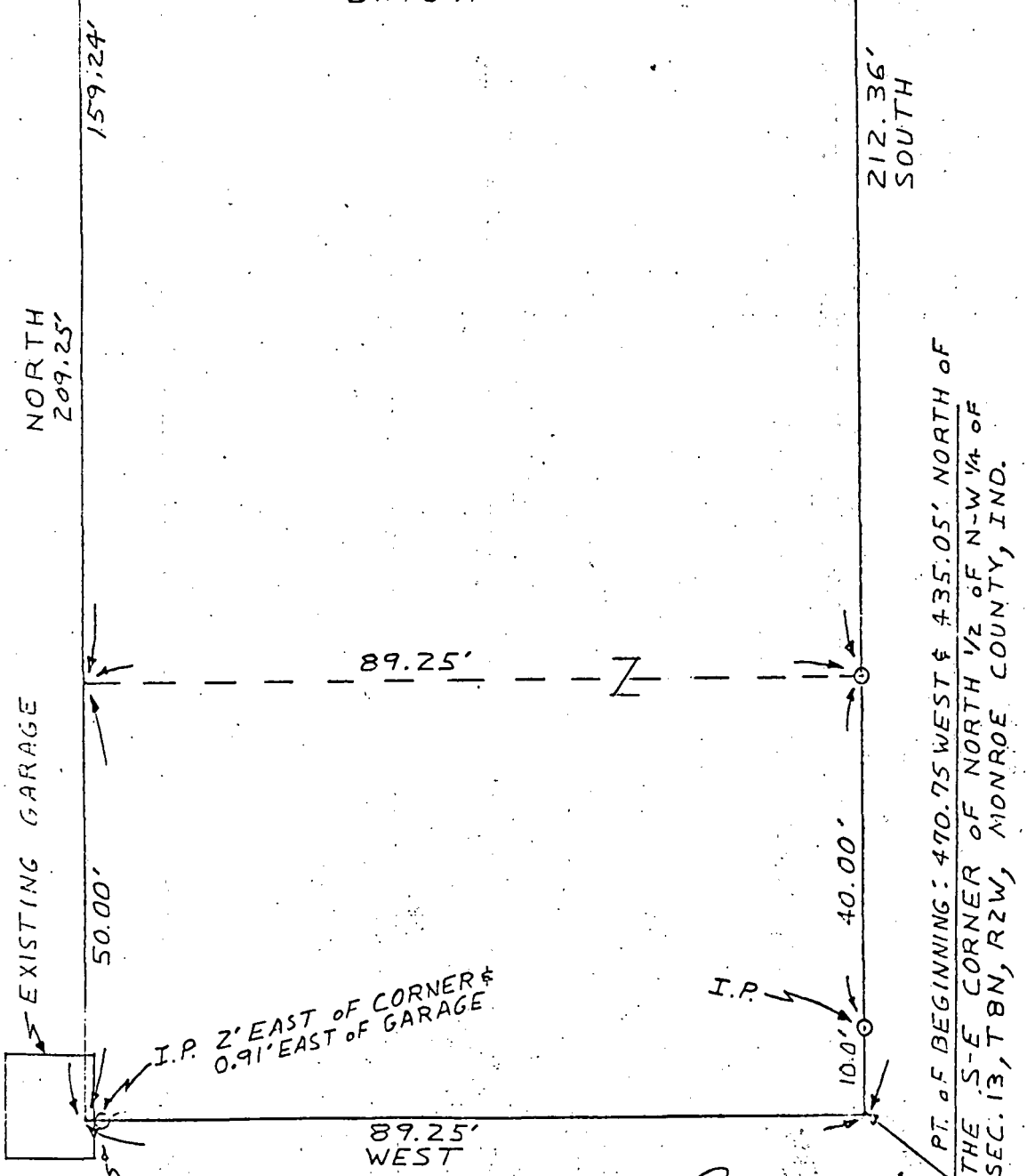
R.R. SPIKE  
 BARGE LANE  
 N 88° E  
 89.25'  
 I.P.

I.P.  
 I.P.



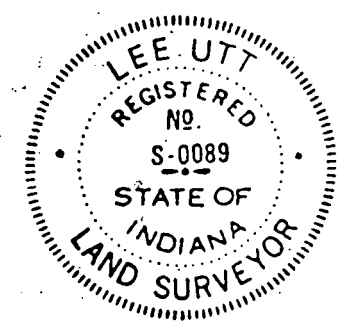
SCALE: 1"=20'  
 IRON PIPE=O  
 WM. TENNELL

0.43 AC



1' ENCROACHMENT

*Lee Utt*  
 Lee Utt, R. L. S. # S0089, Indiana  
 1604 South Henderson St.  
 Bloomington, Indiana 47401  
 October 15, 1981



LEE UTT  
REGISTERED LAND SURVEYOR No. 50089, INDIANA  
PHONE 332-6366  
1604 SOUTH HENDERSON  
BLOOMINGTON, INDIANA 47401

Legal description:

Wm. Tennell

A part of the North one half of the Northwest quarter of Section 13, Township 8 North, Range 2 West, Monroe County, Indiana, bounded and described as follows:

Beginning at a point that is 470.75 feet West and 435.05 feet North of the Southeast corner of said North one half of the Northwest quarter, said point of beginning being marked by an iron pipe set 10 foot north; thence from said point of beginning and running West for 89.25 feet to a point marked by an iron pipe set 2 feet East; thence North for 209.25 feet and to the centerline of Barge Lane; thence with the centerline of Barge Lane and running North 88° East for 89.25 feet; thence leaving said centerline and running South for 212.36 feet and to the point of beginning. Containing 0.43 acre, more or less.

**FILED**  
OCT - 6 1981

*V. L. Simpson*  
Auditor Monroe County, Indiana

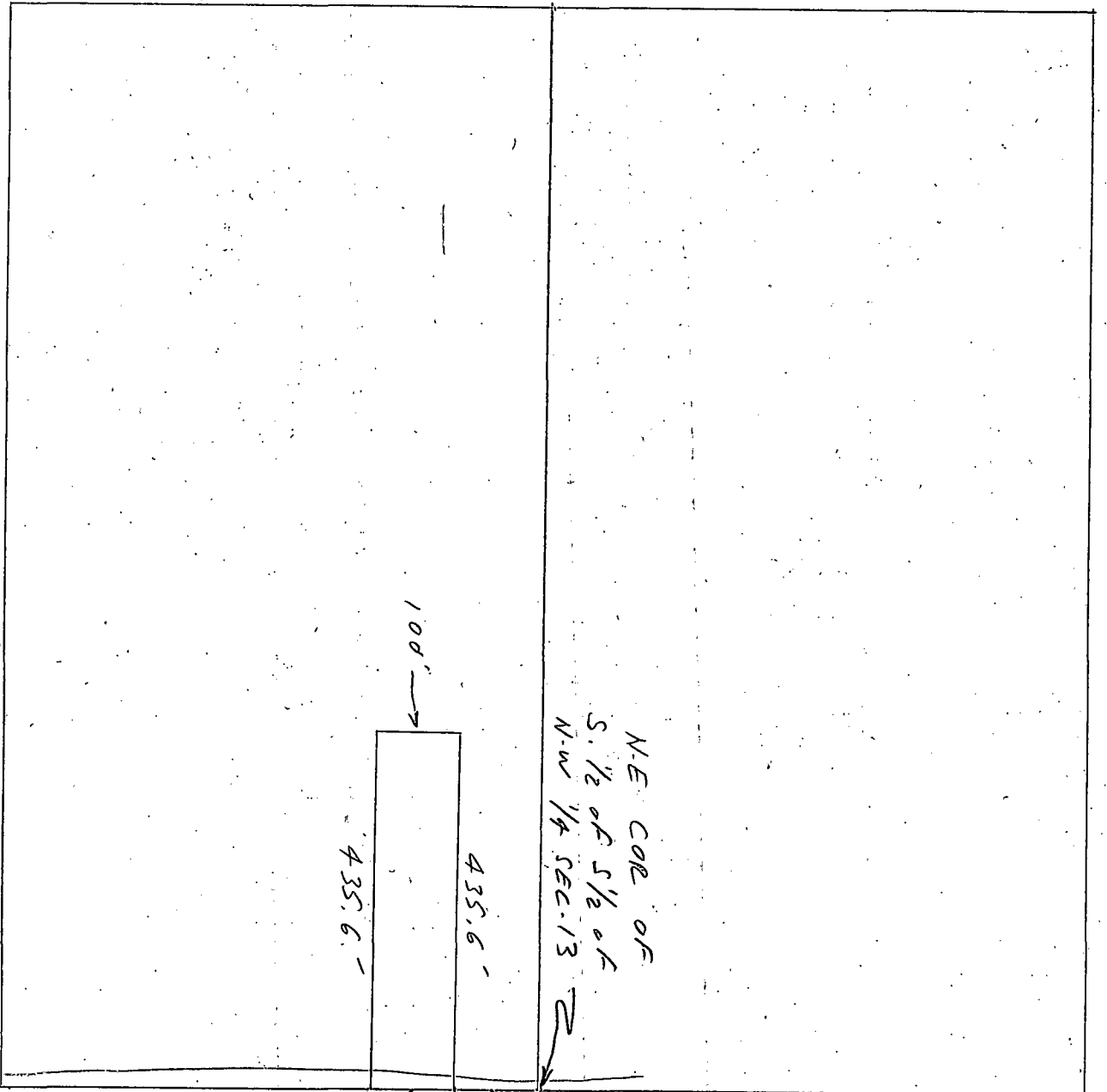
*Lee Utt*  
Lee Utt, R. L. S. # S0089, Indiana  
October 15, 1981



SEC-13

T8N, R2W

S  $\frac{1}{2}$  of S  $\frac{1}{2}$   
of N-W  $\frac{1}{4}$



N-E COR OF  
S  $\frac{1}{2}$  of S  $\frac{1}{2}$  of  
N-W  $\frac{1}{4}$  SEC. 13

100'

435.6'

435.6'

100'

100'

Van Buren Sec 13

993.8' N

(6)  
Jack Evans

100'

896.32' N

153'  
(5)  
Chas. F. Rice

100'

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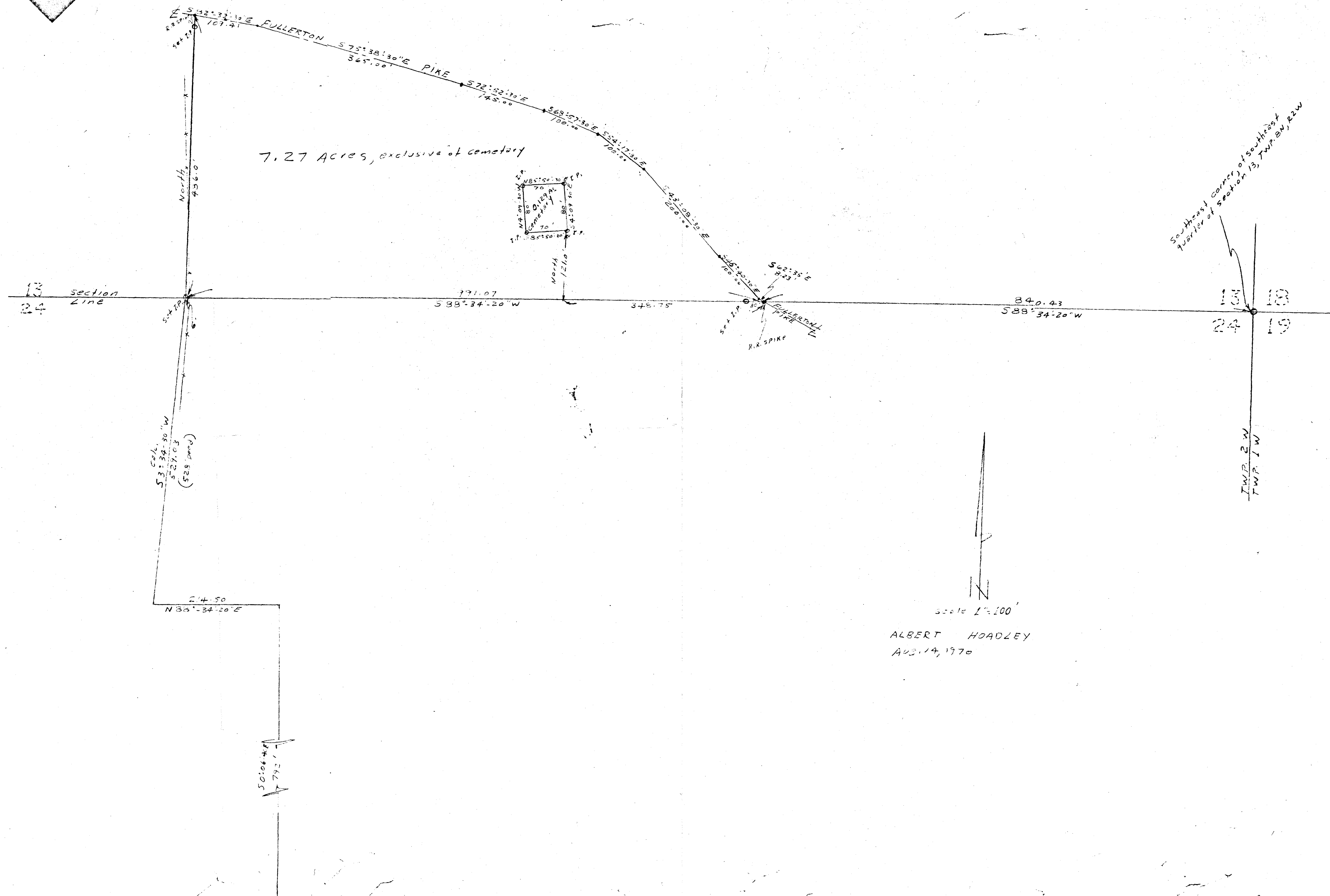
493.8'

153'

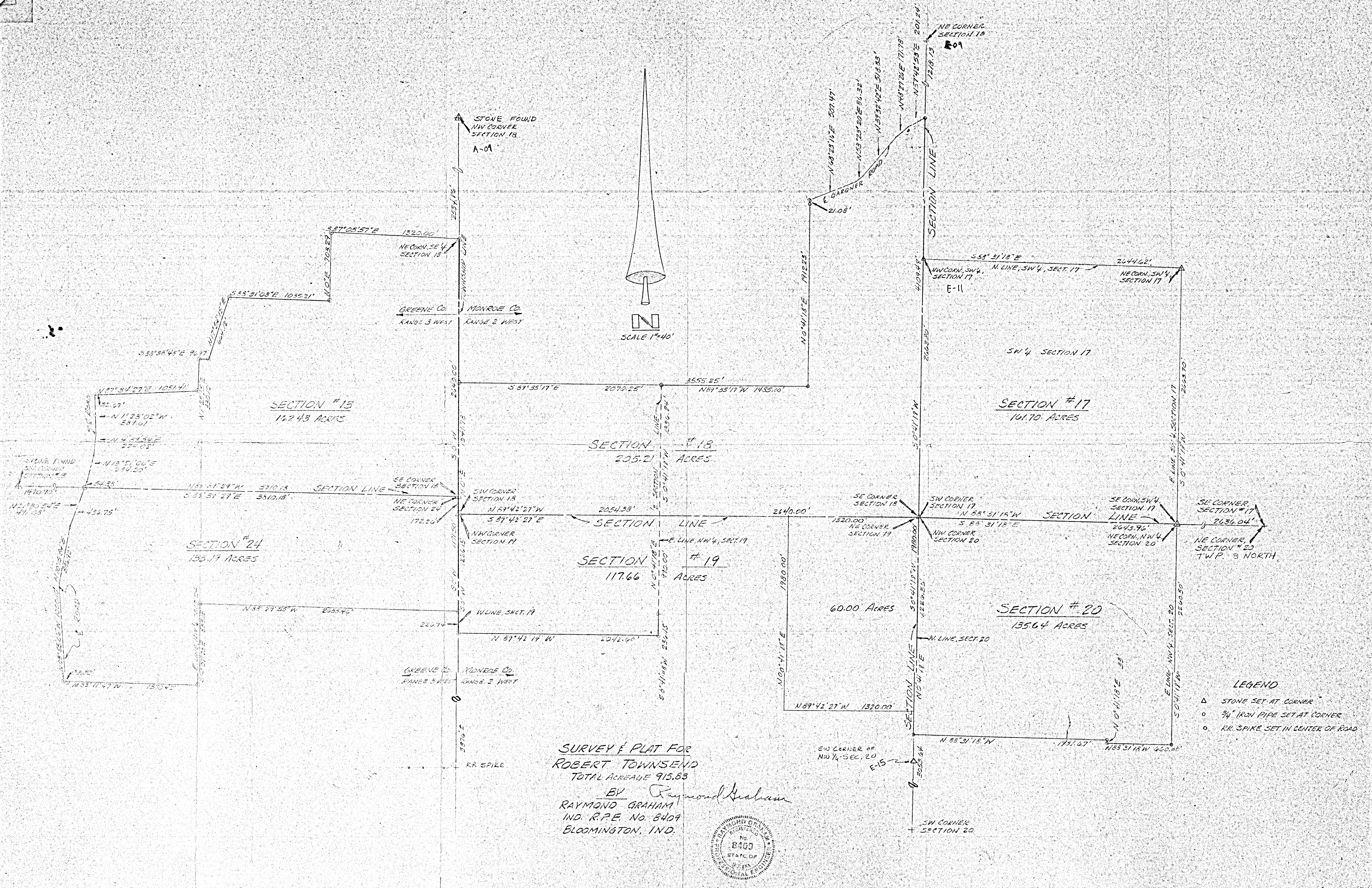
REAL ESTATE TRANSFER

OCT 28 1977

John W. Davis  
Auditor Monroe County, Ind.

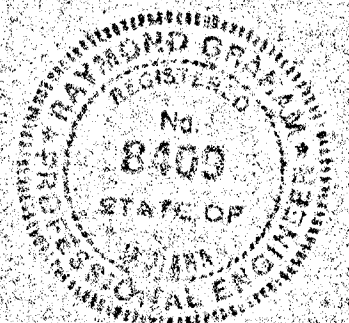






SURVEY & PLAT FOR  
ROBERT TOWNSEND  
TOTAL ACREAGE 915.83

BY *Raymond Graham*  
RAYMOND GRAHAM  
IND. R.P.E. No. 8409  
BLOOMINGTON, IND.



- LEGEND
- △ STONE SET AT CORNER
  - 3/4" IRON PIPE SET AT CORNER
  - RR SPIKE SET IN CENTER OF ROAD



Robert B. Townsend  
to

Risk, J. Fred & Co., J. R.

Van Buren Corp.

4-25-77 Sec. 17

**FILED**

APR 25 1977

John W. Davis  
Auditor Monroe County, Indiana